

119.0

0001

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

841,300 / 841,300

USE VALUE:

841,300 / 841,300

ASSESSED:

841,300 / 841,300

**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City    |
|-----|--------|--------------------------|
| 308 |        | WASHINGTON ST, ARLINGTON |

| OWNERSHIP |                                | Unit #: |
|-----------|--------------------------------|---------|
| Owner 1:  | MACARTHY ROBERT G ETAL / TTEES |         |
| Owner 2:  | ROBERT G MACARTHY FAMILY IRREV |         |
| Owner 3:  | DEBRA A MACARTHY FAMILY IRREVO |         |
| Street 1: | 37 RIDGE STREET                |         |
| Street 2: |                                |         |

|           |            |
|-----------|------------|
| Twn/City: | WINCHESTER |
| St/Prov:  | MA         |
| Postal:   | 01890      |

|          |   |
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| Cntry:   |   |
| Own Occ: | N |

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|---------------------------------|-------------------|--------------|-----|------------------------------------|-------------------------|---------|---------|--|------------|--------------|--------|----------------------|--------|--------|------------|------------|--------------|--|
| <b>EXTERIOR INFORMATION</b>     |                   |              |     | <b>BATH FEATURES</b>               |                         |         |         | <b>COMMENTS</b>                                  |            |              |        | <b>SKETCH</b>        |        |        |            |            |              |  |
| Type:                           | 5 - Cape          |              |     | Full Bath:                         | 2                       | Rating: | Good    | POOL NEEDS LINER NON OPERABLE, OSP IN FAIR COND. |            |              |        |                      |        |        |            |            |              |  |
| Sty Ht:                         | 1T - 1 & 3/4 Sty  |              |     | A Bath:                            | Rating:                 |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| (Liv) Units:                    | 1                 | Total: 1     |     |                                    | 3/4 Bath:               | Rating: |         |  |            |              |        |                      |        |        |            |            |              |  |
| Foundation:                     | 1 - Concrete      |              |     | A 3QBth:                           | Rating:                 |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| Frame:                          | 1 - Wood          |              |     | 1/2 Bath:                          | Rating: Average         |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| Prime Wall:                     | 1 - Wood Shingle  |              |     | A HBth:                            | Rating:                 |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| Sec Wall:                       |                   |              |     | OthrFix:                           | Rating:                 |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| Roof Struct:                    | 1 - Gable         |              |     | <b>OTHER FEATURES</b>              |                         |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| Roof Cover:                     | 1 - Asphalt Shgl  |              |     | Kits:                              | 1                       | Rating: | Good    | 1st Res Grid   Desc: Line 1   # Units 1          |            |              |        |                      |        |        |            |            |              |  |
| Color:                          | BEIGE             |              |     | A Kits:                            | Rating:                 |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| View / Desir:                   |                   |              |     | Fpl:                               | 1                       | Rating: | Average |  |            |              |        |                      |        |        |            |            |              |  |
| <b>GENERAL INFORMATION</b>      |                   |              |     | WSFlue:                            | Rating:                 |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| Grade:                          | C - Average       |              |     | <b>CONDOS INFORMATION</b>          |                         |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| Year Blt:                       | 1958              | Eff Yr Blt:  |     | Location:                          |                         |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| Alt LUC:                        |                   |              |     | Total Units:                       |                         |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| Jurisdct:                       | G4                | Fact:        | .   | Floor:                             |                         |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| Const Mod:                      |                   |              |     | % Own:                             |                         |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| Lump Sum Adj:                   |                   |              |     | Name:                              |                         |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| <b>INTERIOR INFORMATION</b>     |                   |              |     | <b>DEPRECIATION</b>                |                         |         |         | <b>REMODELING</b>                                |            |              |        | <b>RES BREAKDOWN</b> |        |        |            |            |              |  |
| Avg Ht/FL:                      | STD               |              |     | Phys Cond:                         | GD - Good               | 18.     | %       | Exterior:  | No Unit    | RMS          | BRS    | FL                   |        |        |            |            |              |  |
| Prim Int Wal                    | 1 - Drywall       |              |     | Functional:                        |                         |         |         | Interior:  | 1          | 6            | 3      |                      |        |        |            |            |              |  |
| Sec Int Wall:                   |                   |              |     | Economic:                          |                         |         |         | Additions:                                       |            |              |        |                      |        |        |            |            |              |  |
| Partition:                      | T - Typical       |              |     | Special:                           |                         |         |         | Kitchen:   |            |              |        |                      |        |        |            |            |              |  |
| Prim Floors:                    | 3 - Hardwood      |              |     | Override:                          |                         |         |         | Baths:   |            |              |        |                      |        |        |            |            |              |  |
| Sec Floors:                     | 4 - Carpet        | 25 %         |     | Total:                             | 18.6 %                  |         |         | Plumbing:  |            |              |        |                      |        |        |            |            |              |  |
| Bsmnt Flr:                      | 14 - Asphalt Tile |              |     | <b>CALC SUMMARY</b>                |                         |         |         | Electric:  |            |              |        |                      |        |        |            |            |              |  |
| Subfloor:                       |                   |              |     | Basic \$ / SQ:                     | 110.00                  |         |         | Heating:   |            |              |        |                      |        |        |            |            |              |  |
| Bsmnt Gar:                      |                   |              |     | Size Adj.:                         | 1.29516125              |         |         | General:   |            |              |        |                      |        |        |            |            |              |  |
| Electric:                       | 3 - Typical       |              |     | Const Adj.:                        | 0.99742496              |         |         | <b>COMPARABLE SALES</b>                          |            |              |        |                      |        |        |            |            |              |  |
| Insulation:                     | 2 - Typical       |              |     | Adj \$ / SQ:                       | 142.101                 |         |         | Rate   | Parcel ID  | Typ          | Date   | Sale Price           |        |        |            |            |              |  |
| Int vs Ext:                     | S                 |              |     | Other Features:                    | 90000                   |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| Heat Fuel:                      | 1 - Oil           |              |     | Grade Factor:                      | 1.00                    |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| Heat Type:                      | 3 - Forced H/W    |              |     | NBHD Inf:                          | 1.00000000              |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| # Heat Sys:                     | 1                 |              |     | NBHD Mod:                          |                         |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| % Heated:                       | 100               | % AC:        |     | LUC Factor:                        | 1.00                    |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| Solar HW:                       | NO                | Central Vac: | NO  | Adj Total:                         | 365789                  |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| % Com Wal                       | % Sprinkled       |              |     | Depreciation:                      | 68037                   |         |         | Juris. Factor:                                   | 1.00       | Before Depr: | 142.10 |                      |        |        |            |            |              |  |
|                                 |                   |              |     | Depreciated Total:                 | 297752                  |         |         | Special Features:                                | 0          | Val/Su Net:  | 106.09 |                      |        |        |            |            |              |  |
|                                 |                   |              |     |                                    |                         |         |         | Final Total:                                     | 297800     | Val/Su SzAd: | 182.98 |                      |        |        |            |            |              |  |
| <b>MOBILE HOME</b>              |                   |              |     | Make:                              |                         |         |         | Serial #:  |            |              |        | Year:                | Color: |        |            |            |              |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                   |              |     | <b>PARCEL ID</b> 119.0-0001-0013.0 |                         |         |         |  |            |              |        |                      |        |        |            |            |              |  |
| Code                            | Description       | A            | Y/S | Qty                                | Size/Dim                | Qual    | Con     | Year   | Unit Price | D/S          | Dep    | LUC                  | Fact   | NB Fa  | Appr Value | JCod JFact | Juris. Value |  |
| More: N                         | Total Yard Items: |              |     |                                    | Total Special Features: |         |         |  |            |              |        |                      |        | Total: |            |            |              |  |

Sketch dimensions and room labels:

- GAR (299)
- TQS (850)
- FFL (140)
- BMT (36236)
- OFFP (30)

Image of the property: